

ORDINANCE NO. 20070111-068

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 15400-15402 NORTH FM 620 AND REZONING AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND DEVELOPMENT RESERVE (DR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district and development reserve (DR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-06-0029, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.157 acre tract of land, more or less, out of the T.P. Davy Survey, Abstract No. 169 in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 15400-15402 North FM 620, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. The following uses are conditional uses of the Property:

Community recreation (private)	Community recreation (public)
Congregate living	Group home, Class II
Hospital services (limited)	Residential treatment
Medical offices (exceeding 5000 sq. ft. of gross floor area)	Restaurant (general)

3. The following uses are prohibited uses of the Property:

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|--|-------------------------------|
| Automotive rentals | Automotive repair services |
| Automotive washing (of any type) | Bail bond services |
| Business or trade school | Business support services |
| Commercial off-street parking | Communications services |
| Drop-off recycling collection facility | Exterminating services |
| Food preparation | Funeral services |
| Hospital services (general) | Hotel-motel |
| Indoor entertainment | Indoor sports and recreation |
| Outdoor entertainment | Outdoor sports and recreation |
| Pawn shop services | Personal improvement services |
| Research services | Theater |

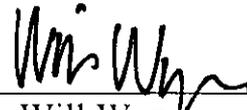
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on January 22, 2006.

PASSED AND APPROVED

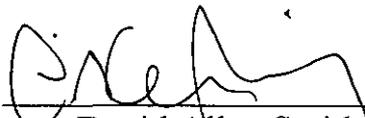
January 11, 2006

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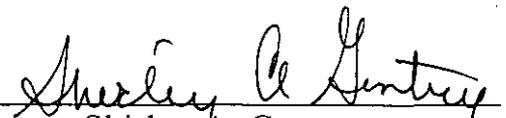
Will Wynne
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

C14-06-0029

FIELD NOTES FOR
2.157 ACRES OF LAND

FIELD NOTES FOR 2.157 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE T.P. DAVY SURVEY, ABSTRACT NO. 169, IN WILLIAMSON COUNTY, TEXAS, BEING FURTHER DESCRIBED AS A PORTION OF THREE (3) TRACTS OF LAND CONVEYED TO ALI M. BAHRAMI IN DOCUMENT NO. 2001067690 OF REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEGINNING at a broken concrete highway department monument, found, being located on the North R.O.W. line of RM Road 620 North and being the Southwest corner of a 4.418 acre tract of land recorded as Document No. 199981462 of the Official Records of Williamson County, Texas and being the Southeast corner of Subject Tract;

Thence along the North R.O.W. line of RM 620 North three (3) courses and distances :

(1) S 77-11-23 W , for a distance of 37.97 feet, to an iron pin, found, being the Southwest corner of Tract 3 and Southeast corner of Tract 2;

(2) S 76-37-15 W , for a distance of 86.14 feet, to an iron pin, found , being the Southwest corner of Tract 2 and Southeast corner of Tract 1;

(3) S 76-35-56 W , for a distance of 119.58 feet, to an iron pin, found, being the Southeast corner of Lot 1, Block 1 of "Oak Park Subdivision", a subdivision in Williamson County, Texas, of record in Plat Cabinet B at Slide 65 of the Plat Records of Williamson County, Texas, and being the Southwest corner of Subject Tract;

THENCE N 27-51-31 W leaving the North R.O.W. line of RM Road 620 North and traveling along the East line of the aforementioned Lot 1, Block 1, for a distance of 199.28 feet, to an iron pin, found, being the Northeast corner of the aforementioned Lot 1, Block 1 and being the Southeast corner of Lot 2, Block 1, of the aforementioned subdivision, "Oak Park Subdivision";

THENCE N 27-02-21 W along the East line of the aforementioned Lot 2, Block 1, for a distance of 96.09 feet, to an iron pin, found, being the Southwest corner of 0.2475 acre tract of land recorded as Document No. 9840298 of the Official Records of Williamson County, Texas and being the Northwest corner of Tract 1;

THENCE N 58-14-12 E along the South line of the aforementioned 0.2475 acre tract of land, for a distance of 103.96 feet, to an iron pin, found, in the West line of Tract 2, being the Southeast corner of the aforementioned 0.2475 acre tract and being the Northeast corner of Tract 1 ;

THENCE N 28-02-57 W along the East side of the aforementioned 0.2475 acre tract, for a distance 103.79 feet, to an iron pin, found, being the Northeast corner of the aforementioned 0.2475 acre tract, also being located on the South line of Lot 7, Block 1, of "Oak Park Subdivision", a subdivision in Williamson County, Texas, of record in Plat Cabinet B at Slide 65 of the Plat Records of Williamson County, Texas and being the Northwest corner of Tract 2 ;

THENCE N 58-15-42 E along the South line of the aforementioned Lot 7, Block 1, for a distance of 96.39 feet, to a point on the City of Austin limit line on the south line of the aforementioned Lot 7, Block 1, also being located on the North line of Tract 2 ;

THENCE N 76-41-55 E along the City of Austin limit line, for a distance of 19.33 feet, to a point on the East line of Tract 3 and being the Northeast corner of Subject Tract;

THENCE traveling , along the West side of the aforementioned 4.418 acre tract, for the following four (4) courses and distances :

1. S 34-45-32 E for a distance of 222.27 feet, to a nail, found, in cedar tree;
2. S 29-11-31 E for a distance of 146.83 feet, to an iron pin, set;
3. S 20-27-31 E for a distance of 75.96 feet, to an iron pin, found;
4. S 19-02-50 E for a distance of 26.68 feet, to the PLACE OF BEGINNING, containing 2.157 acres of land, more or less.

I, JOSEPH ALLEN STEARNS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THE COURSES, DISTANCES AND AREA WERE DETERMINED BY RECORD DEEDS AND SURVEY DATED 16TH DAY OF AUGUST, 2001 ARE TRUE AND CORRECT. GIVEN UNDER MY HAND AND SEAL, THIS THE 22ND DAY OF FEBRUARY, 2006

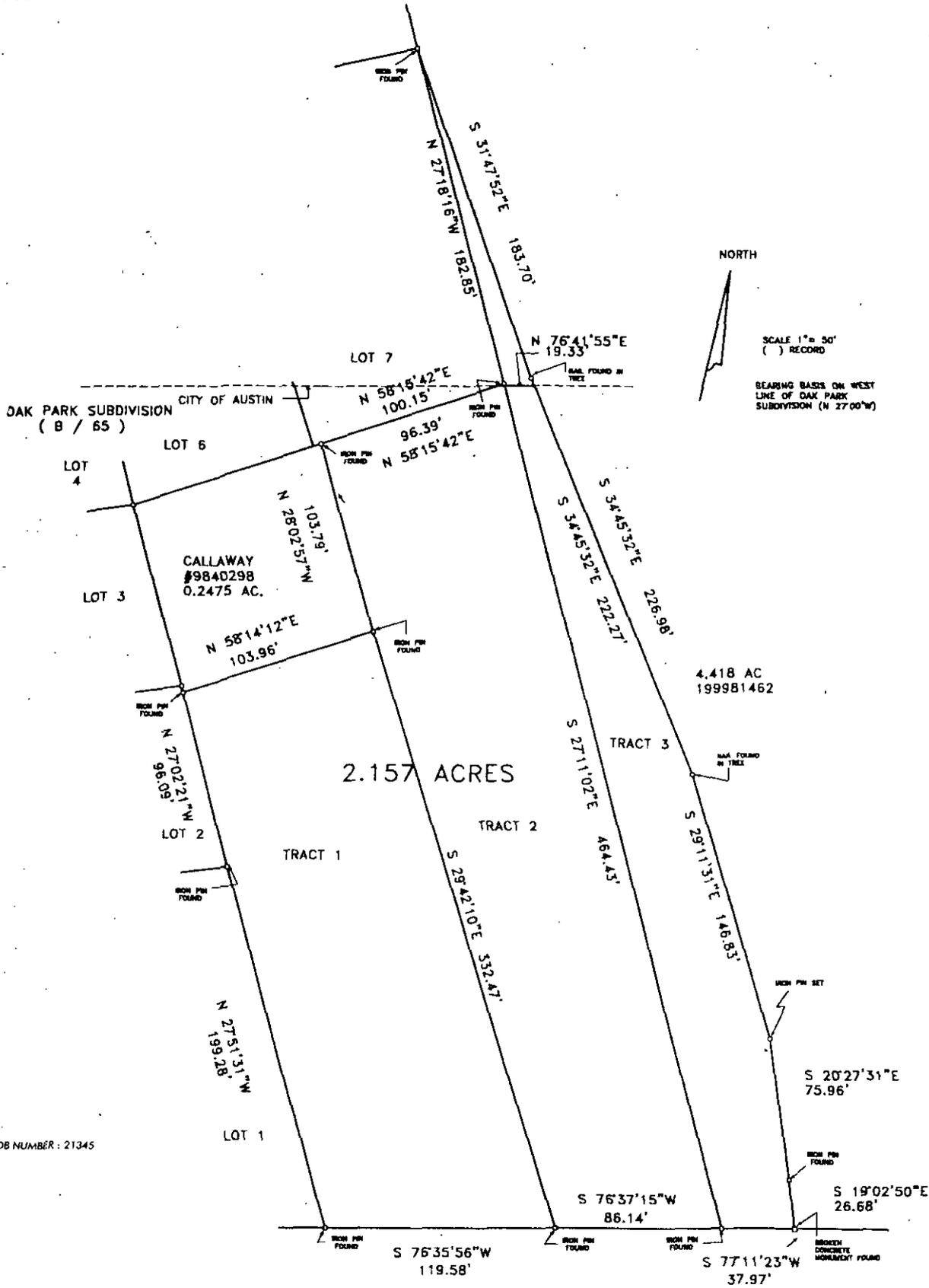


JOSEPH ALLEN STEARNS
REGISTERED PROFESSIONAL LAND SURVEYOR / NO. 4990
STEARNS AND ASSOCIATES, INC.
11303 TEDFORD STREET / AUSTIN, TEXAS / 78753
PHONE NUMBER : (512) 836-0533

EXHIBIT A

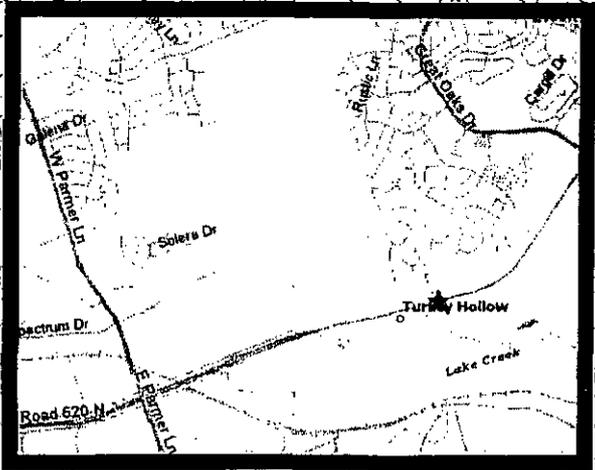
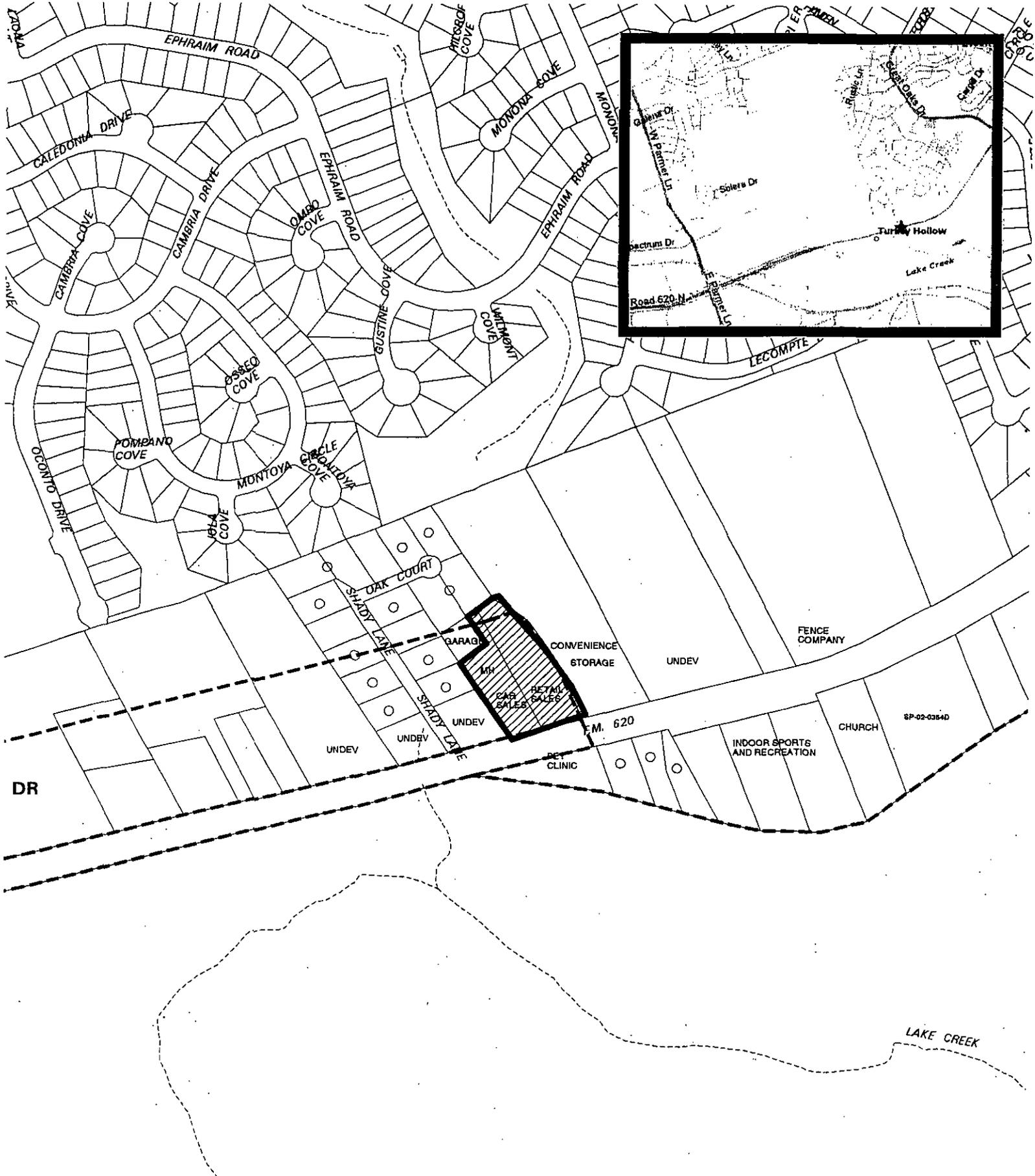


LOCAL ADDRESS : 15400 AND 15402 RM ROAD 620 NORTH REFERENCE NAME : ALI BAHRAMI
 LEGAL DESCRIPTION : 2.157 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE T.P. DAVY SURVEY, ABSTRACT NO. 169, IN WILLIAMSON COUNTY, TEXAS,
 BEING FURTHER DESCRIBED AS A PORTION OF THREE (3) TRACTS OF LAND CONVEYED TO ALI M. BAHRAMI IN DOCUMENT NO. 2001067690 OF THE REAL
 PROPERTY RECORDS OF WILLIAMSON COUNTY



OB NUMBER : 21345

F.M. NO. 620
 100' R.D.W.



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	  	ZONING EXHIBIT B CASE #: C14-06-0029 ADDRESS: 15400 - 15402 N FM 620 RD SUBJECT AREA (acres): 2.157	DATE: 06-04 INTLS: SM	CITY GRID REFERENCE NUMBER J40